



Permits & Inspections
Division

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PERMITS & INSPECTIONS
Permits & Inspections is a Division of the Department of Planning & Development Services

STANDARDS FOR DEMOLITION

Do I need a permit for demolition?

Yes, before *residential* demolition work can be conducted you must obtain a permit.

Are there standards that I need to keep in mind while demolition is ongoing?

The following standards are intended to limit the existence of unsafe conditions and nuisances on the premises during the period of demolition operations. They include; but, are not limited to:

- Any surface holes or irregularities, wells, septic tanks, basements, cellars, sidewalk vaults, or coal chutes remaining after demolition of any building or structure shall be filled with material as approved by the Building Official, and shall be graded in such manner that will provide effective surface drainage.
- All debris and accumulation of material resulting from demolition of any building or structure shall be removed from the premises.
- All building sewers shall be effectively plugged with concrete at the property line, or as may be required by the Building Official.
- Except where there is adequate space, or approval has been granted by the Building Official, the demolition of a multistory building by other than explosive means shall proceed with the complete removal of one story at a time. In the demolition of any building other than by explosive means, story after story shall be removed and shall be properly wet to alleviate any dust.
- No wall, chimney or other construction shall be allowed to fall in mass on an upper floor. Bulky material, such as beams and columns, shall be lowered and not allowed to fall. When any building over one story in height is demolished, precautions for protecting the public shall be taken.

Note: There are additional standards for Commercial Demolition. Please call us for additional information.

Is there a time limit in which the demolition needs to be completed?

The permit is good for 6 months from the date of issuance. The demolition work needs to be done diligently, without unreasonable interruption, and with due regard to safety. If additional time is needed you will need to come in person and request in writing a 30 day extension from the Building Official.

Hours of Operation: 8 AM - 12 PM & 1 PM - 5 PM

No payments or permit issuance can be made after 4 PM due to accounting constraints.

Will I need an inspection?

Two inspections will be required:

1. *Initial Inspection:* To be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or remain after demolition operations
2. *Final Inspection:* To be made after all demolition work is completed.

What is the process to obtain a permit?

1. Bring a completed permit application (which can also be found on our website under Departments and Services – Building Permits and Inspections – Information, Handouts and Forms)
2. Refer to the Fee Schedule for all applicable permit fees and deposits.
 - a. The deposit will be refunded, **upon written request**, after the final inspection.
3. You can begin demolition once the permit has been issued.

If you have any additional questions please contact us via phone or come see us in person. We are more than happy to assist you in any way that we can.